

**BALTIMORE CITY DEPARTMENT OF PLANNING  
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL  
MEETING MINUTES**

**Date:** July 17, 2014

**Meeting No.:** 188

**Project:** Mulberry at Park

**Phase:** Final

**Location:** 200 W. Mulberry St.

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**PRESENTATION:**

Ms. Nancy Liebrecht, from the architectural firm Marks Thomas presented the revised final architectural design for the project.

The revised final design includes the following design components:

- The floor to ceiling heights have been reduced from 9' to 8' per floor.
- The store front façade intentionally accents the 2 story front to separate the building's bottom from top. The building takes cues from the retail rhythm of the street.
- The continuous canopies across the front street facade have been eliminated from earlier designs, leaving one proposed canopy reminiscent of a simple, steel industrial inspired overhang at the entrance.
- The building façade on the upper levels no longer has a change of plane thus eliminating the up- down castle effect but retains the joint line and sill expression/rhythm.
- The landscape plan no longer includes street trees along the front perimeter. Rather a planter has been placed only at the recessed building entrance.

**QUESTIONS FROM THE PANEL:**

The proposed design changes elicited the following questions from the panel:

- Can the glass be pulled back to allow tree planters along the street façade?
- Without reducing living space in the units, can the strongly perceived flat front façade against the pedestrian sidewalk be softened?

**COMMENTS FROM THE PANEL:**

Overall the design changes have created a much improved final design of the building from its initial schematic presentation. Within the program and budget constraints, several design aspects continue to be of concern to the panel with the following specific comments:

- The store front read of the building is missing. Perhaps the windows could float in the 2 story opening accentuating their presence on the street. In addition, the store front panel should come down to the street. Unfortunately there seems to be no weaving of the 2 story façade with the remainder of the building.

- The building façade appears to be a mixed rhythm which lends to a certain design chaos. The bottom, middle, top design rule conflicts with the remaining façade articulation. The relationship of the piers seems to lack rigor.
- The brick has become darker which may be adding to the discordant feel of the building. One possibility is to create a 2 story frame in the store front with lighter brick.
- On the 2 story store front, the columns should be wider and they are missing lighting. One preferred design goal would be to make the store bays read stronger with or without the canopy.

**PANEL ACTION:**

Recommend Final approval, with a follow up meeting to specifically address the 2 story base design.

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**Attending:**

Nancy Liebrecht, Magda Westerhout, Laura Royer - Marks Thomas Architects  
Rebessa Warntz, Louis Kiang – Enterprise Homes  
Ken Green - CMR

Ms. Meany\*, Messr. Bowden, Burns and Haresign - UDARP Panel

Director Tom Stosur, Anthony Cataldo, Wolde Ararsa, Alex Hoffman –Planning Department